

1 **WILDE LAKE VILLAGE TRUST,** \* **BEFORE THE**  
2 **ATTENTION: GREG REED** \* **PLANNING BOARD OF**  
3 **ZONING BOARD CASE NO.: ZB 1096M** \* **HOWARD COUNTY, MARYLAND**

4 \* \* \* \* \*

5 **MOTION:** *To recommend approval of the petition for a Major Village Center*  
6 *Redevelopment provided that the Redevelopment proposal takes appropriate*  
7 *consideration of improving neighborhood connectivity, provides a phasing*  
8 *plan for the Redevelopment, addresses the issues of the mass, scale, and*  
9 *setbacks of the residential buildings, and incorporates a transit stop.*

10 **ACTION:** *Recommended Approval; Vote 4 to 0.*

11 \* \* \* \* \*

12 On March 29, 2012, the Planning Board of Howard County, Maryland, considered the petition of  
13 Wilde Lake Village Trust, Attention: Greg Reed for a proposed Major Village Center Redevelopment (the  
14 "Redevelopment") for an approximately 10.21 acre portion of the Wilde Lake Village Center (the "Village  
15 Center"). The Petitioner was represented by Greg Reed. Also present and representing the Petitioner was  
16 Hank Allinger and Bryce Turner. Several individuals presented commentary on the proposal.

17 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,  
18 and the comments of reviewing agencies, were presented to the Board for its consideration. The Department  
19 of Planning and Zoning recommended approval of the petition based on findings that the petition complies  
20 with the definition for a New Town Village Center and with the Section 125.J.4.a.(8) criteria for a Major  
21 Village Center Redevelopment.

22 Mr. Greg Reed stated that this Redevelopment proposal has been formulated over a four year period  
23 of working with the Wilde Lake Village Board (the "Village Board") and after many community meetings.  
24 He stated that marketing the Village Center is made difficult because of the competition caused by the  
25 relatively close proximity of the Columbia Mall and of another relatively close, successful village center. Mr.  
26 Reed emphasized that there is no market for a small grocery store in the Village Center, and that such a use  
27 would be a detriment to the popular David's Natural Market, but there will always be a need to still have a  
28 mix of uses for the community. He expressed that a big pharmacy will act as an anchor store. Mr. Reed stated  
29 that although some believe that the courtyard area should retain its three-sided enclosure, opening up the  
30 courtyard as proposed will be advantageous for the Village Center.

31 Mr. Allinger stated that the scale of the plan is quite walkable and connecting the two sides of the  
32 Village Center is an important consideration. He noted that by extending the courtyard as proposed it will  
33 create an opportunity for a type of retail kiosk on the west side which could be an appropriate site for a coffee

1 shop or some similar type of use. Mr. Allinger said that the plan is designed to use all pedestrian spaces to  
2 their best advantage. Mr. Turner stated that by opening up the courtyard it will become a more enjoyable area  
3 for people to use. He noted that the approximately 87,000 square feet of floor area proposed is less than the  
4 current floor area in the Village Center.

5 Ms. Kristin Shulder, speaking on behalf of the Village Board, stated that the Village Board generally  
6 supports the Redevelopment proposal, but noted that in the Community Response Statement there are certain  
7 issues described that need to be considered when evaluating the proposal, including neighborhood  
8 connectivity, the vital need for providing community interaction, and the need for environmental  
9 enhancements. She noted that the Village Board is enthusiastic about the progress that has been achieved.

10 Ms. Rhoda Toback stated that when the Giant left the Village Center it was a very difficult time, but  
11 later, when Kimco devised a radical plan to redevelop, it was not accepted by the community. She said that  
12 there is now a lot of optimism, and she recommended that the Redevelopment proposal go forward.

13 Mr. Robert Tennenbaum stated that although he believes the Redevelopment has some faults, he  
14 generally would like for it to go forward. He emphasized that he opposes the complete demolition of the  
15 building on the west side of the courtyard because courtyards properly need three sides. Mr. Tennenbaum  
16 noted that this building could be revised in certain ways to open the courtyard to a greater extent than the  
17 current design, without requiring a complete removal.

18 Ms. Joan Lancos stated that she has carefully followed this long process and is very impressed at the  
19 results. She noted that outside of Columbia, a similar necessary redevelopment would have been built already,  
20 but because of the many processes in Columbia it has taken much time. Ms. Lancos acknowledged that the  
21 courtyard was a popular feature 30 years ago, but because the nature of retailing is quite different now it is  
22 necessary to make certain changes and move forward, and not to tie the architecture to a historical past in a  
23 manner similar to Colonial Williamsburg.

24 Mr. Jervis Dorton stated that he has several concerns about the proposed residential buildings,  
25 including that there is no variety in height, that they are very massive, that the corners should be lowered to  
26 step down, and that they should be set back a greater distance from the roads, and thereby make more space  
27 for trees.

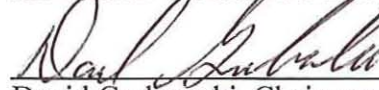
28 One issue expressed during the Board's worksession discussion was an uncertainty on whether there  
29 is enough commercial space in the Redevelopment to serve the overall future market, especially with the  
30 anticipated changes to the Downtown. It was also expressed that there might be less parking, more green  
31 areas, and more pedestrian paths and bikeways, but that these items can be evaluated further at the Site  
32 Development Plan stage. It was recognized that connectivity is very important, especially transit because that  
33 makes the Village Center a gathering point, and that having a phasing plan is crucial for the community. All  
34 agreed that opening the courtyard is a worthy idea because, although it may change some historical context,

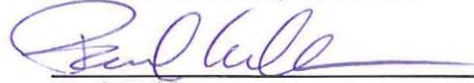
1 keeping the third building is not really necessary, especially with the courtyard being typically empty. It was  
2 also expressed that the Major Village Center Redevelopment process has worked as it was meant to work, and  
3 that the proposed Redevelopment is a good product that is going in the right direction.

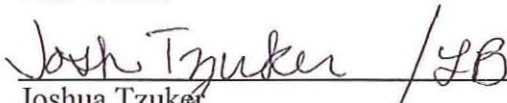
4 Mr. Tzucker made the motion to recommend approval of the petition, provided that the  
5 Redevelopment proposal takes appropriate consideration of improving neighborhood connectivity, provides a  
6 phasing plan for the Redevelopment, addresses the issues of the mass, scale, and setbacks of the residential  
7 buildings, and incorporates a transit stop. Mr. Yelder seconded the motion. The motion passed by a vote of 4  
8 to 0.

9 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 3<sup>rd</sup> day of May,  
10 2012 recommends that Zoning Board Case No. 1096M, as described above, be APPROVED as noted above.

11  
12 HOWARD COUNTY PLANNING BOARD

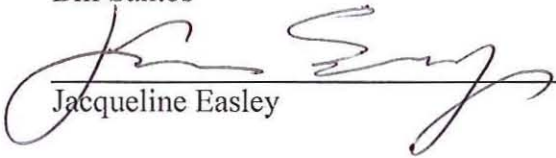
13   
14 David Grabowski, Chairman

15   
16 Paul Yelder

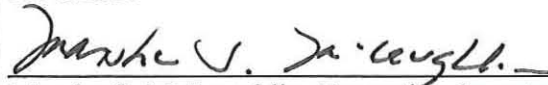
17   
18 Joshua Tzucker

19 ABSENT

20 Bill Santos

21   
22 Jacqueline Easley

23  
24  
25  
26  
27 ATTEST:

28   
29 Marsha S. McLaughlin, Executive Secretary  
30  
31